



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

MONDAY, JUNE 10, 2024 at 6:00 PM

Neal Linnartz, Mayor
Andres Campos, Mayor Pro Tem (District 1)
Christopher Willis, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)
Lawrence Spradley, Councilmember (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

AGENDA AMENDED 06-06-2024

MISSION STATEMENT

The City of New Braunfels will add value to our community by planning for the future, providing quality services, encouraging community involvement and being responsive to those we serve.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: COUNCILMEMBER WILLIS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) Juneteenth [24-648](#)

PRESENTATIONS:

A) Presentation and update on West San Antonio Street [24-744](#) projects.
Garry Ford, Transportation and Capital Improvements Director

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website.

1. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.

Resolutions & Action Items

- A) Approval of the May 28th, 2024 City Council regular [24-762](#) meeting minutes
Matthew Schwarz, Assistant City Secretary
- B) Approval of the appointment to the Workforce Housing [24-740](#) Advisory Committee for Cynthia Foster and Chase Taylor for the terms ending November 30, 2024.
Gayle Wilkinson, City Secretary
- C) Approval of a recommendation by the Tax Increment [24-681](#) Reinvestment Zone #3 Board awarding Business Improvement and Preservation Grants to La Belle Vie up to \$8,932, to Luxe Design Studio up to \$7,834.26, and to Red Stag up to \$8,233.74 - all for façade and exterior improvements.
Jeff Jewell, Economic and Community Development Director
- D) Approval of the acquisition of the necessary right-of-way [24-766](#) from two (2) parcels of land on Union Avenue as part of the Union Avenue Citywide Streets Project and authorization for the City Manager to execute all necessary conveyance documents.
Matthew Eckmann, Assistant Director of Public Works
- E) Approval of a resolution to consent to the creation of the [24-484](#) Liberty Trails Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County, consisting of 68.47 acres, and authorizing the

City Manager to execute a development agreement between the City of New Braunfels and Century Land Holdings II, LLC.

Matt Greene, Principal Planner

- F) Approval of the issuance of an invitation for competitive sealed proposal for San Antonio Street (Academy to Walnut) and Bergfeld Avenue, and Citywide Pedestrian Improvements Package 2 since the City Council finds that these delivery methods will provide the best value to the City. [24-771](#)

Scott McClelland, Transportation and Capital Improvements Assistant Director

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- G) Approval of the second and final reading of an ordinance to rezone 0.1275 acres out of City Block 5101, Lot S 101 of W 55 of Lot 91 from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District, with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 311 E Torrey St. [24-745](#)

Jean Drew, CNU-A, AICP, Assistant Director

- H) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances Chapter 126 Traffic and Vehicles to address the parking of commercial motor vehicles in the right-of-way in residential areas. [24-763](#)

Bryan V. Ruiz, RS, Neighborhood Services Manager

- I) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances Chapter 144 Zoning, Section 5.12, Automobile or trailer sales rooms or yards or sales of outdoor merchandise. [24-767](#)

Jean Drew, AICP, Planning and Development Services Assistant Director

- J) Approval of the second and final reading of an ordinance regarding the proposed rezoning of approximately 9.8 acres out of Lot 4A-R & 5A-R, Block 10, Town of Gruene Subdivision and Lot 12B, Block H, Cypress Rapids at Gruene Section 1 Subdivision, from R-2 AH (Single-Family and Two-Family District, Airport Hazard

Overlay) and C-2 AH (General Business District, Airport Hazard Overlay) to R-2 AH SUP (Single-Family and Two-Family District, Airport Hazard Overlay with a Special Use Permit for a Parking Lot) and C-2 AH SUP (General Business District, Airport Hazard Overlay with a Special Use Permit for a Parking Lot), located northeast of the intersection of Gruene Road and Sunnybrook Drive.

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

- K) Approval of the second and final reading of an ordinance [24-795](#) regarding Youth Program Standards of Care for the Parks and Recreation Department.

Stephanie Chelar, Recreation Services Manager

2. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider the appointment of one [24-779](#) Councilmember for the vacant seat to the Finance and Audit Committee with a term ending May 31, 2027.

Gayle Wilkinson, City Secretary

- B) Discussion and possible action approving a resolution [24-738](#) recommended by the New Braunfels Economic Development Corporation approving a grant of up to \$4,550,000 to the City of New Braunfels for the purchase of a 1.126-acre tract, commonly known as 263 Main Plaza, in New Braunfels, Comal County, Texas, being Lots 40, 42, and part of Lot 36, Block 1005, and being those lots described by deed recorded in Volume 56, Pages 150-153, LESS that portion of Lot 36 conveyed by deed recorded in Volume 57, Pages 307-309, Deed Records of Comal County, Texas, pursuant to section 505.152 of the Texas Local Government Code.

Jordan Matney, Deputy City Manager

- C) Discuss and consider the approval of a resolution [24-697](#) recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$1,300,000 to the City of New Braunfels for the construction of Citywide Pedestrian Improvements - Package 2, a project authorized under 505.152 of the Texas Local Government Code.

Scott McClelland, Assistant Transportation and Capital Improvements Director

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate issues regarding economic development [24-780](#)
negotiations in accordance with Section 551.087 of the
Texas Local Government Code:
 - 1. Project Lark
 - 2. Project Lion
- B) Deliberate and consider the purchase, exchange, lease, [24-789](#)
or value of real property, in accordance with Section
551.072 of the Texas Government Code:
 - 1. A-1 SUR-1 AM Esnaurizar, Acres 239.708

**4. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION
RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.**

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.